



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, September 10, 2015 at 1:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA PSF First Floor Community Room
Signature of Chair or Authorized Person	Eleanor W. Antonietti, Zoning Administrator

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

- I. Call to Order:
- II. Approval of the Agenda:
- III. Approval of the Minutes:
 - August 13, 2015
- IV. Old Business:
 - 20-15 Shimmo Hills, LLC 10 North Road Cohen
CONTINUED TO OCTOBER 8, 2015
- V. New Business:
 - 67-14 Trade Wind Cottages Condominiums 40 & 42 Nobadeer Farm Road Beaudette
CONTINUED TO OCTOBER 8, 2015

Applicant seeks Variance relief pursuant to Zoning Bylaw Section 139-32 from the maximum height allowance of thirty (30) feet in Section 139-17. To the extent necessary, Applicant is further requesting Special Permit relief pursuant to Sections 139-30.A and 139-33.A to alter and extend a pre-existing nonconforming structure. The locus contains a 1,593 square foot pre-existing nonconforming historic dwelling sited three (3) feet from the northeastern side yard lot line where the required setback is ten (10) feet. The locus and the structure are conforming in all other respects. The Locus is situated at 10 North Road, shown on Nantucket Tax Assessor's Map 43 as Parcel 81, as Lots 102 and 103 on Land Court Plan 11461-V. Evidence of owner's title is registered on Certificate of Title No. 23759 on file at

the Nantucket County District of the Land Court. The property is zoned Limited Use General 1 (LUG-1).

- 28-15 Marguerite Steed Hoffman 15 Sherburne Turnpike Beaudette
CONTINUED TO OCTOBER 8, 2015
Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-16.C (1) to reduce the side and rear yard setbacks from ten (10) to five (5) feet. Applicant proposes to relocate air conditioning units as close as 6.1 feet from the southerly side yard lot line. Applicant further proposes to replace an existing stone step to be sited approximately 9.6 feet from the westerly side yard lot line, slightly further from the lot line than the current location. An additional stone step currently encroaching into the easterly side yard setback will be eliminated, thus curing said nonconformity. The Locus, a pre-existing nonconforming lot as to frontage, is improved with a dwelling and a garage/studio which are dimensionally conforming in all other respects and would remain so after the proposed alterations. The Locus is situated at 15 Sherburne Turnpike, is shown on Nantucket Tax Assessor's Map 30 as Parcel 34, and as Lot 10 upon Land Court Plan 9009-E and Lot 14 upon Land Court Plan 9009-G. Evidence of owner's title is registered on Certificate of Title No. 25262 on file at the Nantucket County District of the Land Court. The property is zoned Residential 20 (R-20).

- 29-15 Anderson Grennan and Michael Burns, Trustees of Anderson Nominee Trust, as Owner
 and Joseph Bedell, as Applicant 5 Surfside Drive Bedell
Action deadline December 9, 2015
Applicant requests modification to prior special permit relief pursuant to Zoning Bylaw Sections 139-33.A and 139-7.A to allow for a change of the validly pre-existing nonconforming commercial use on the premises. Specifically, applicant seeks to convert a portion of the commercial structure to retail use and to retain the previously approved storage, warehousing and ancillary office and residential use (one bedroom dwelling unit for employee housing) in the remaining portion of the 1,827 square foot building, all in connection with the operation of an antique business. Applicant will perform minor furniture repairs on the premises. There will be no change in footprint to the structure. To the extent necessary, Applicant requests further relief from open space and parking requirements pursuant to Sections 139-16.E and 139-18.D, respectively. The Locus, an undersized lot of record, is situated at 5 Surfside Drive, is shown on Nantucket Tax Assessor's Map 67 as Parcel 251, and as Lot 29 upon Land Court Plan 26349-H. Evidence of owner's title is registered on Certificate of Title No. 25025 on file at the Nantucket County District of the Land Court. The property is zoned Residential 10 (R-10).

VI. OTHER BUSINESS:

- 076-11 Sachems Path, LLC Sachems Path 40B Singer
Request for determination that changes to the Amended and Restated Comprehensive Permit, required by the Project's Subsidizing Agent, are insubstantial and may therefore be approved as a minor amendments.